

HOFFMAN ESTATE SELLS ON PARK ROW

Corner at Baxter St., Held for Many Years, Sold to Adjoining Owner.

TRADING IN WIDE AREA

The Dean Hoffman estate has parted with the northeast corner of Park Row and Baxter street, a property which has been owned by the estate for many years. It is 48 feet on Park Row and 78.10 feet on Baxter street. Two five story buildings cover the site. They were occupied for many years by one of the best known tailors in the "Bay," which is the name this section is known for some years. With his lease expiring, some tenants saw the Hoffman estate and felt he could have a new lease at an increased rental. The increase was too much, the tailor thought, and feeling that there was no one in the market for the building, he decided to play a waiting game. The estate leased the property to Morris Goldstein, another tailor, who has made extensive alterations to the buildings. The Foukes estate, which owns properties surrounding the corner, will be sold to the same. With the 48x78-foot Hoffman parcel, the Foukes control 765 feet on Park Row and 108 feet on Baxter street. Nicholas F. Walsh negotiated the sale. The property was held at \$50,000.

BUSINESS PROPERTY RENTED.

Continued Demand Reported for Offices, Lofts and Stores.

William H. Whiting & Co. have rented the first floor at 109 Fulton street to Edward C. Dwyer, who occupies the fourth floor at 487 and 495 Greenwich street to the Grand Lake Company, the store and basement at 49 Gold street to John J. Wilson & Co., and all lots at 8 West Broadway to the Star Extract Works. Charles F. Ely & Co. Company has leased its lot at 219 Sixth street to Charles Pollock, a loft at 58 West street to William R. Peiner, a loft in 61 Annex street to Morris Eisler and a portion of the third loft at 47 and 49 West street to the Jagger Engine Company.

R. H. Johnson and Joseph P. Day have leased to the Manhattan Wireless Telegraph Company half of the eighth floor in the Edison Building at the corner of Duane and Pearl streets.

Tucker, Spivak & Co. have leased to Charles A. Levy & Julius Looker half of the eleventh floor in 38 East Twenty-third street.

Porter & Co. have leased to Max E. Miner the store at 81 Manhattan street.

The Douglas Robinson Company, Charles S. Brown, has leased to Emil Bipek, the first floor of 266 Hudson street to Miller & Grovesman, the second loft in 145 Grand street.

The Rosenthal Company has leased the third floor in 150 to 154 West Twenty-second street to the Tico Clothing Company, the fourth floor to E. M. Stern, the third floor in 38 to 42 East Thirty-second street to the Yorkville Dress Company.

U. S. REVENUE DEPT TO MOVE.

Spear & Co. have rented to the Internal Revenue Department for the next three years the second floor in the Victoria Building, Fifth avenue, Broadway and Twenty-seventh street. The department at present occupies the ground floor at the northeast corner of Third avenue and Sixteenth street, where it has been located for sixteen years.

EIGHTH AVENUE—The Title Guarantee and Trust Company has sold to the Hanover Clothing Company the four-story, 100-foot wide, 44x100 foot, building between Thirtieth and Thirty-fourth streets, on lot 24x8x100. The property is assessed at \$49,000. The sellers took the property in foreclosure.

AUBURN AVENUE—The Value Realty Company bought the vacant lot, 23x9.9, on the northwest corner of Auburn avenue and 182d street. A one-story building containing seven stores will be erected on the site.

At 182d and 183d, W. D. Goldstein.

The owners of record of the lot are Lachman & Goldsmith. The Value Realty Company recently built the two-story building at the northwest corner of Auburn avenue and 182d street, which was sold last month to Edwin A. Casper.

RENT HOMES IN SUBURBS.

Goldschmid & Maesdorf have rented at Cedarhurst from plans a house to be erected on the corner of Woodmere Boulevard and Crawford road by Mrs. Anna Cotter to Jesse Lansford for a term of years; for B. H. Booth's term of years; for a company of contractors on Neptune avenue to O. W. Herman for term of years; for Charles Landis his cottage on Lafayette place to Percy Heimann; a house on Wood lane to Leo Hirsch, and for Joseph O'Keefe to William C. Kirschner.

At White Plains Kenneth Ives & Co. has rented for Frank A. Boland his residence in Prospect Park to Albert Weller for the season; for Jennie D. Foster her home on Soundview avenue to Arnold Le Schuerer for the season, and for Kate L. Oakley her residence in Prospect Park to Theodore S. Clark for the season.

The Lewis H. May Company has purchased a parcel with a frontage of 55 feet adjoining the northeast corner of Broadway and 297th street from Richard Maslen. The plot was held at \$3000 and adjourned to the Donoway estate. The sale was negotiated by Joseph R. Stern.

WEST 113TH STREET—The Progress Building Company, Daniel H. Jackson, has sold to Christopher Brueckner, 191 West 113th street, a five-story flat on lot 25x100x11, near Fifth avenue. The property was given in exchange for the flat at 235 West 142d street, sold yesterday.

DIVISION STREET—Leon Hirsch has agreed to Harry Eisenberg, 53 Division street, to three-story building on lot 25x100x11, following the southeast corner of Market street and facing the Manhattan Bridge plaza.

WEST BRONX FLAT SITES.

HARRISON AVENUE—The estate of Clementine M. Silverman and the Clement Real Estate Company have sold to Mr. and Mrs. George F. Turner, a plot of ten lots, held for Thomas H. Flood to the Virginia Construction Company, who will improve it with high class one family houses. The sale is the result of the signing of the subway bills for the construction of the Avenue branch of the Elmhurst Parkway subway. The seller purchased the property from the Vanderveer family, who had it in its possession about 25 years.

BUYERS IN RECENT DEALS.

Cahn & Pittman are the buyers of the two two story dwellings at 1620 and 1622 Bathgate avenue, reported sold recently. They plan to alter the houses and install stores with baked oven.

MICHIE'S ESTATE—John B. Bros. has sold the Campus building corporation the plot on the west side of Morris avenue, 250 feet south of 184th street, with a frontage of 75 feet and extending through the block to the east side of Walton avenue, where the frontage is also 75 feet. The property has depth of 100 feet. The new owner is a builder who contemplates erecting five-story apartments on the site. There is to be a station on the Jerome avenue subway, diagonally opposite the site but sold to the new high school being erected on the block bounded by 184th street, Field place, Morris and Creston avenues.

SECOND SALE IN 250 YEARS.

For the second time in 250 years property on East Twenty-eighth street, between Tilden avenue and 1st Beverly road, has been sold. Mr. F. Puryear, buyer, has sold a plot of ten lots, held for Thomas H. Flood to the Virginia Construction Company, who will improve it with high class one family houses. The sale is the result of the signing of the subway bills for the construction of the Avenue branch of the Elmhurst Parkway subway. The seller purchased the property from the Vanderveer family, who had it in its possession about 25 years.

BUY HOMES IN BROOKLYN.

The Rockmore Realty Company has sold the following two story brick dwellings on Franklin avenue, 83, Susan E. Connelly, 56, and held for J. E. Hirsch, 311 Eldert lane to Margaret Krause and Eldert lane to George and Susie Fanning. The plots are 18x100 feet.

PLANS BAYSIDE SHOWPLACE.

Randall White of the Moving Pictures World has sold a dwelling on the east of Ninth street, 19x100, to Wm. H. Bassett, Jr. He has also purchased an adjoining plot which he intends to convert into an Italian garden. When all the plots are executed the place is expected to be one of the show places of the community. Mr. White is the sole addition to the large number of residential and moving picture men in Bayside. The sale of the Dennis house was made through the agency of the Hesselton Company.

LLEWELLYN PARK LAND SALES.

The Payson McMillin Company has sold to Jacob C. Schuster, Jr., to Harry M. Hirsch, a plot of land on Llewyn Park, West Orange, N. J., on which Mr. Mingle will erect a dwelling for his own occupancy. The salesmen have also sold for McMillin to Mrs. James B. Dill one-half acre of land on Broad lane, adjoining the property which they recently sold to Mrs. Dill, now improved with a large dwelling.

MAK TAKE OVER BIG LOFTS.

The 50 East Twenty-first Street Corporation has been formed with these directors: Harriet C. and George P. Meier. The new corporation, presumably to take over the twelve-story old building at 48 to 52 East Twenty-first street, running through to 49 East Twentieth street, which Henry Corn built in 1910.

OLD LORD & TAYLOR'S LEASED.

WILLOWWARE DEALERS TAKE PART OF THE BROADWAY STORE.

Pease & Elliman have leased for a term of years, at an aggregate rental of about \$150,000, part of the Old Lord & Taylor site, which ran from Broadway to Fifth avenue, between Nineteenth and Twenty-first streets. The site is 99 Broadway, 111 and 135 East Nineteenth street, a frontage of 22 feet on Broadway and 44 feet on the street, which belongs to the estate of John M. Dodge. It is covered at present with old buildings, which will be extensively altered to meet the needs of new tenants. Charles Zinn & Co., manufacturers and importers of willowware and one of the oldest firms in the business, having been located on Grand street for the past seventy years.

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